

The Harlow Local Development Scheme 2021

Harlow Council is required to prepare a Local Development Scheme under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date so that the local community and interested parties can keep track of progress.

Updates from the previous Local Development Scheme

The Harlow Local Development Plan was adopted in December 2020. However a Review of the Plan will need to be undertaken to ensure the policies contained within it remain effective and are delivering the vision and Objectives. Furthermore the Inspector for the Local Plan Examination stated that the Council must review the Houses of Multiple Occupation policy within 2 years of adoption of the Plan. Therefore within the next two years the Council will be undertaking a partial review of the Plan and a timetable for that process is detailed in this updated LDS.

The Council is looking to implement a Community Infrastructure Levy (CIL) in Harlow. The implementation of CIL must adhere with the CIL Regulations 2010 (as amended) including the consultation and Examination procedures. A timetable for the adoption of CIL is detailed in this updated LDS.

The Council has decided to currently pause work on the Town Centre Area Action Plan due to changes in retailing habits, the impact of the pandemic and changes to planning regulations in relation to change of use. The AAP has therefore been removed from the LDS for the moment and instead a timetable for the production of a Town Centre Masterplan SPD has been included. A note explaining the change in position on the AAP [can be found here](#).

1. Harlow Local Development Plan Review

Purpose	<p>The Local Plan was adopted in December 2020. It provides the overall spatial planning vision for the district and a framework to guide future development in the area for the period up to 2033. This is reflected by a series of planning objectives and supported by a range of strategic and development management policies which are given spatial expression in the Policies Map.</p> <p>The review of the Local Plan will look at which policies may require updating or amending, following a period of monitoring and consideration of the requirements for a review which were made by the Inspector during the Local Plan Examination. If they require amending or if any new policies are required then these will be consulted upon and submitted to the Secretary of State for consideration.</p>
Which “saved” policies will it replace?	If amended policies are required, they will replace policies within the December 2020 Adopted Harlow Local Development Plan.
Geographical coverage	District wide.

Status	Development Plan Document Review
Conformity	Must be consistent with the National Planning Policy Framework, Planning Practice Guidance and Harlow Council's adopted Statement of Community Involvement.
Timetable	
Evidence gathering, policy monitoring and identification of issues and options.	2021/22
Identification of any policy changes or any additional policies required. Finalise Draft Local Plan Review and Sustainability Appraisal	By Spring 2023
Regulation 18 Consultation on draft Local Plan Review – (6 weeks)	June – August 2023
Review comments received and prepare Regulation 19	August – September 2023
Publication Regulation 19 Consultation on draft Local Plan Review - (6 weeks)	October - November 2023
Submission to Planning Inspectorate for Examination Regulation 22	December 2023
Examination in public Regulation 24	February 2024
Consultation on Inspector's Main Modifications which may be required	May 2024
Receipt of Inspector's final report Regulation 25	July 2024
Adoption & Publication of changes Regulation 26	September 2024
2. Community Infrastructure Levy Charging Schedule	
Purpose	<p>The Community Infrastructure Levy (the 'levy') is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.</p> <p>The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.</p>
Which "saved" policies will it replace?	Not applicable
Geographical coverage	District wide subject to the outcomes of the viability evidence
Status	Levy charge which has similar process to Development Plan Documents
Conformity	CIL Regulations 2010 (as amended), the National Planning Policy Framework and planning practice Guidance
Timetable	
CIL viability evidence and developing draft CIL Charging schedule including agreement to consult	September – December 2021

Publication of Regulation 16 draft charging schedule for consultation	January - February 2022
Review representations, amend charging schedule and agree to submit schedule	March – April 2022
Submission to Planning Inspectorate for Examination Regulation 19	May 2022
Examination in public Regulation 21	June – July 2022
Publication of Inspector's recommendations Regulation 23	August – September 2022
Adoption of CIL Charging Schedule Regulation 25	October 2022
2. Harlow Town Centre Masterplan Supplementary Planning Document	
Purpose	This SPD provides additional context and guidance for applications coming forward in the town centre. It will include masterplan work, a public realm strategy, and a framework for uses in the town centre and guidance for transport, movement, open spaces and buildings.
Which "saved" policies will it replace?	Not applicable
Geographical coverage	Harlow Town Centre
Status	Supplementary Planning Document
Conformity	Consistent with national planning policy, planning practice guidance and the Harlow Local Development Plan Document
Timetable	
Evidence gathering, preparation of a masterplan document and review of AAP guidance	June – August 2021
Agreement of masterplan document as material consideration	October 2021
Development of masterplan document into a Supplementary Planning Document	October – December 2021
Consultation on Supplementary Planning Document	January – February 2022
Review of responses received and changes to document where necessary	March - April 2022
Adoption of SPD	April 2022
3. Other Documents	
Statement of Community Involvement (SCI)	Revised version November 2021 Consultation on revised version – November – January 2021 Adoption of updated SCI – February 2022
Infrastructure Delivery Plan (IDP)	On-going – publication of updated HGGT IDP November 2021
Supplementary Planning Documents (SPD)	
Affordable Housing SPD	Consultation – May – July 2021 Adoption – October 2021
Open Spaces, Sport and Recreation SPD	Consultation – January 2022 Adoption – April 2022
Biodiversity Net Gain SPD	To be prepared
Harlow Design Guide SPD Addendum	Consultation – August – Sept 2021 Adoption – December 2021
The Stow Neighbourhood Centre Design	Adopted July 2016

Framework SPD	
Bush Fair Design Framework SPD	To be prepared
Public Art SPD	To be prepared
Planning Obligations SPD	To be prepared
Local Development Orders (LDO's)	
London Road North	Adopted July 2013 Revised version adopted July 2014 Consultation on further amendments – November 2021 Adoption – January 2022
London Road South	Adopted July 2013 Revised version adopted July 2014 Further revised version adopted December 2015
Templefields North East	Adopted July 2013 Revised version adopted July 2014
Conservation Area Appraisals and Management Plans	
Old Harlow	Adopted December 2013
Harlow Garden Village Estate	Adopted December 2013
Additional areas (to be decided)	To be prepared
Article 4 Directions – Conservation (Various Permitted Development rights)	
Old Harlow	Original version adopted - June 1996 Amended in June 2012 and February 2017
Park Hill and Mulberry Terrace	Adopted June 2012
St John's Avenue	Adopted June 2012
High Street	Adopted February 2016
Article 4 Directions – HMOs (Change of use from dwellinghouse to HMO)	
Morley Grove (1 – 56)	Adopted July 2013
Morley Grove (57 – 99)	Adopted July 2013
Article 4 Directions – Employment Areas (Change of use from office to residential)	
Templefields North East	Original adopted 29 June 2018 Amendments being made with adoption in November 2022
Templefields Employment Area	Adopted 15 July 2019 Amendments being made with adoption in November 2022
Pinnacles	Adopted 16 October 2019 Amendments being made with adoption in November 2022
Burnt Mill and Station Approach	Adopted 16 October 2019 Amendments being made with adoption in November 2022
Town Centre	Adopted March 2020 Amendments being made with adoption in November 2022
Authority Monitoring Report	Published annually

